

# USA Capital

## First Trust Deed Investment

- Borrower:** **Bundy Canyon Land Development, LLC**  
The borrower is a joint venture between USA Investment Partners, Chris Pederson, and Kevin Everett.
- Loan Amount:** \$7,500,000
- Rate:** 12.0% (net)
- Term:** 12 months
- The Project:** The loan is for the acquisition of approximately 43 acres of land on Bundy Canyon Road, which is a major arterial connector between Interstate 215 and Interstate 15 in Wildomar in the county of Riverside, California. Wildomar is adjacent to Murietta.
- The subject 43 acres are planned for approximately 172 lots at an average of 7,200 square feet with a minimum lot width of 60 feet. Homes are anticipated to be sold for \$400,000 and up. The site will be master planned with contiguous development parcels to insure a desirable look and feel for the area.
- Collateral:** First Trust Deed on approximately 43 acres of property to be developed into approximately 172 lots.
- Loan to Value:** Approximately 42% of the sell out price for the approved mapped lots.
- Guarantees:** The loan will be guaranteed by the principals of the borrower - Tom Hantges and Joe Milanowski. The principals in the transaction have a combined net worth in excess of \$100 million as of 12-31-04.

## USA Capital 702-734-2400

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USA Commercial Mortgage Company 4484 S. Pecos Rd, Las Vegas NV 89121  
License #MB 333 7/5/2005

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